

DRAFT



Katherine East **AREA PLAN**



KATHERINE EAST AREA PLAN

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PART ONE - INTRODUCTION

Understanding the Katherine East Area Plan

Katherine East is a suburban area of approximately 600 hectares within the Municipality of Katherine. The suburb is located 2½ kilometres east of the Katherine town centre.

This Area Plan has been prepared in the broader context of the Katherine Land Use Plan 2014 which identifies Katherine East for urban residential growth on land that is not flood affected. The locality plan, as shown in Plan 1 on the following page, is an extract from the Katherine Land Use Plan.

The Area Plan is structured in three parts. This introduction is followed by Part Two – Land Capability and Constraints Management and Part Three – A Plan for Land Use. Parts two and three include maps and concept plans supported by planning principles.

Each planning principle is supported by objectives and acceptable responses that provide more detailed direction and serve as policy. These terms are further explained below:

- **Planning Principles** provide policy to guide development and are supported by a short explanation to set the context of each principle. Planning Principles are consistent with higher level policy.
- **Objectives** are the desired outcomes of a Planning Principle, often given in relation to a place. A rezoning or development application must demonstrate how the objectives will be met.
- **Acceptable Responses** identify potential standards which will contribute to the achievement of the objectives. A departure from the acceptable responses can be considered only where:
 - an alternative solution that achieves the objective is provided; and
 - the alternative solution demonstrates an equal or higher standard than the acceptable response.

The Rezoning of Land

Zoning is not changed by this Area Plan. The Area Plan indicates where land use may change in the future and provides a framework to inform consideration of requests to rezone land or alter land use.

This Area Plan does not remove the need to apply to the Minister responsible for administering the Planning Act to rezone land; nor preempt the Minister's decision on a request to amend the zone. Decisions regarding rezoning or development proposals will be informed by this Area Plan and servicing requirements.

Rezoning of land is contingent on the availability of services. Relevant service authorities and Katherine Town Council should be contacted to ascertain servicing requirements before applying to rezone land.

Existing Zoning and Existing Use Rights

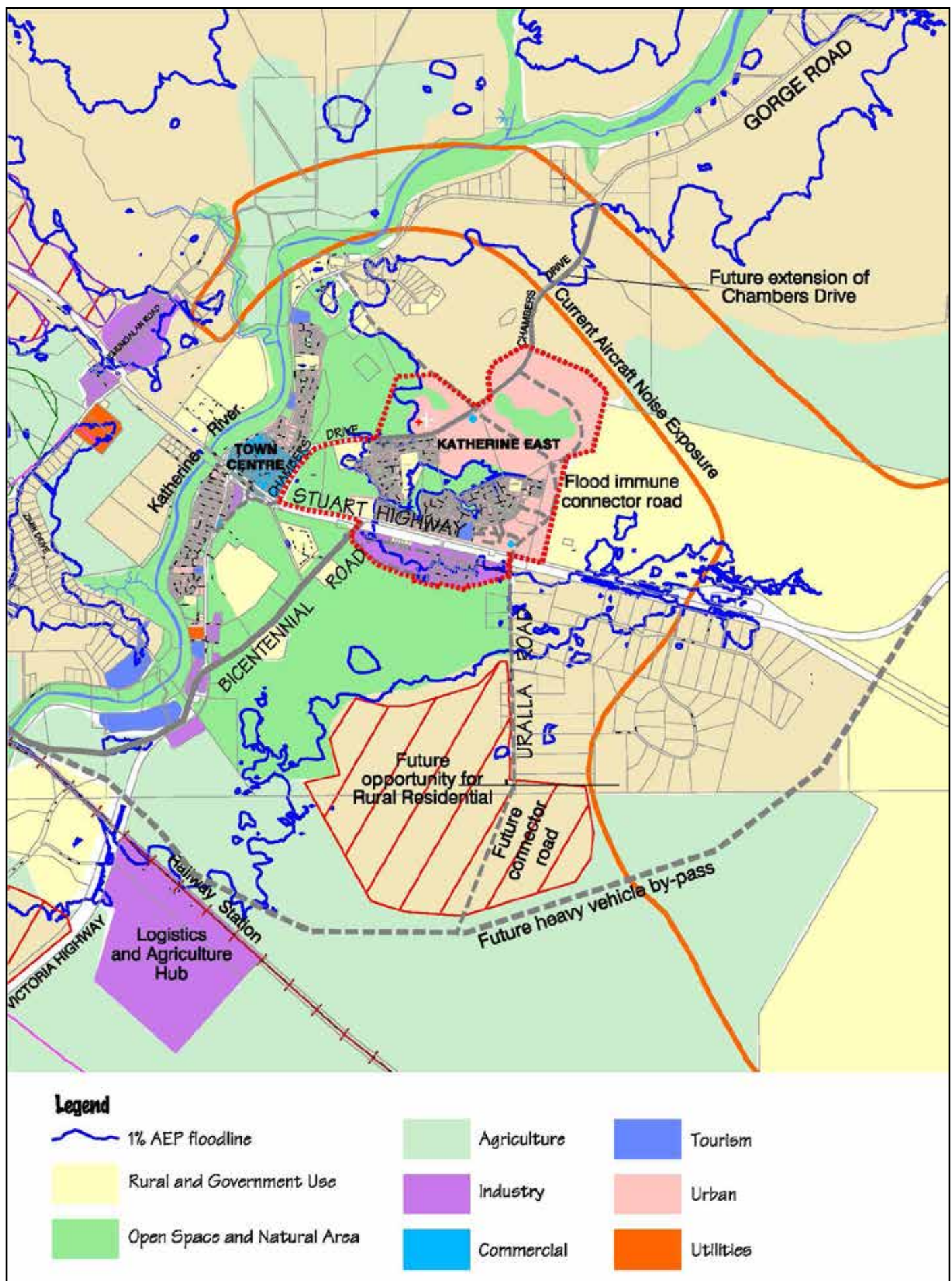
This Area Plan does not prevent the use of land consistent with its current town plan zone or consistent with a planning permit or existing use rights that have not been extinguished. This Area Plan may specify additional requirements for a development in accordance with an existing zone.

Supplementary Material

This Area Plan is supported by a Land Capability and Needs Assessment report. Referral to this document is recommended to assist with interpretation or the policy in the Area Plan.

Katherine East in the Broader Locality

PLAN 1 - LOCALITY

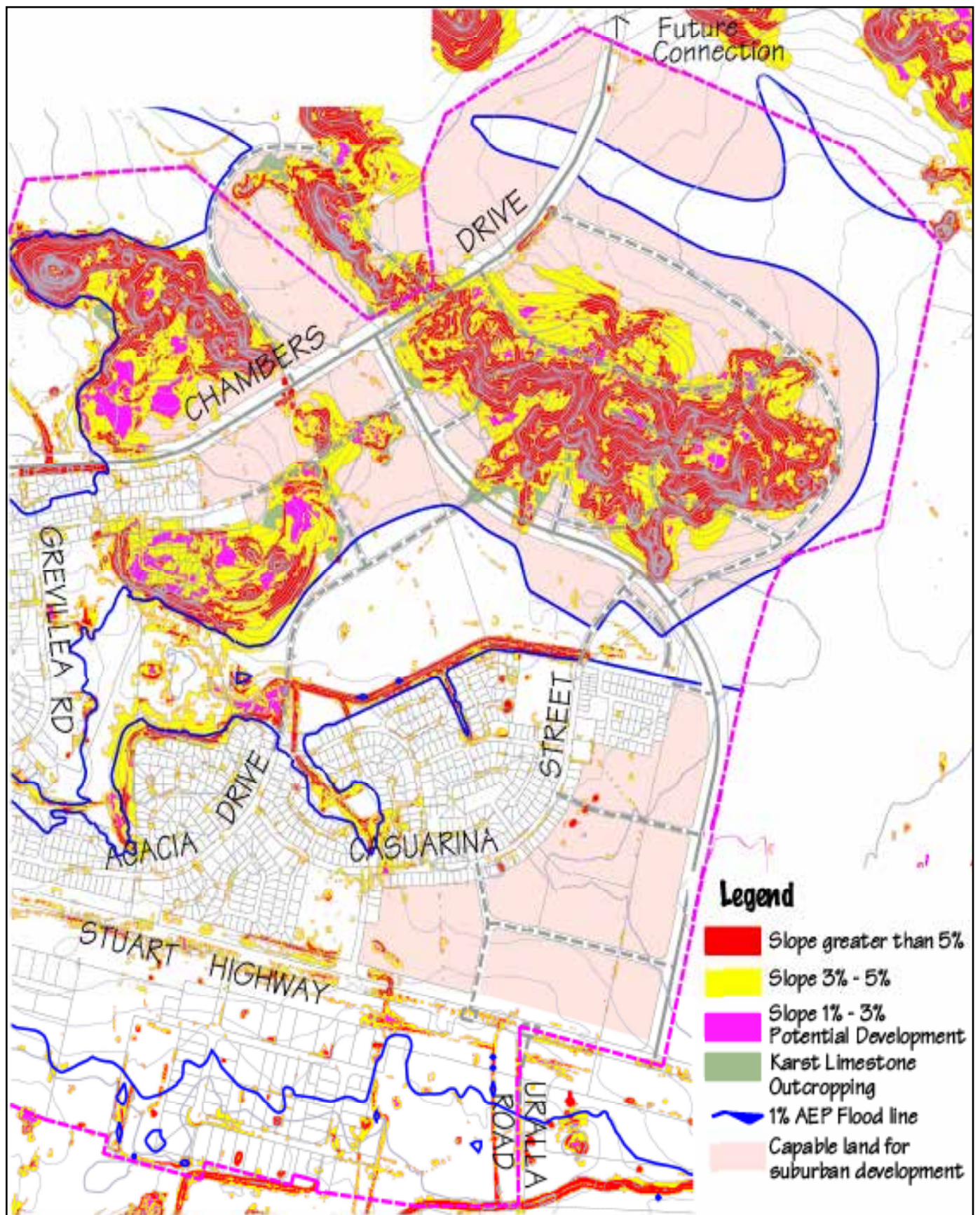


Structure of the Katherine East Area Plan

Context	<p>The NT Planning Commission prepared this Area Plan with regard for the Katherine Land Use Plan 2014 and the community engagement conducted in 2018 and 2019.</p> <p>The urban residential objectives of the Katherine Land Use Plan include: to encourage a diverse range of dwelling types to meet market demand; and to locate urban residential land close to established areas and outside the 20 ANEF noise exposure contour associated with RAAF Base Tindal (page 8). Referring to Katherine East, the Land Use Plan proposes that “more detailed area plans, prepared in consultation with the community, will guide the location, form and timing of future development” (page 9) which is proposed around two commercial centres.</p>
Plan Purpose	<p>This Area Plan provides for residential land release across two neighbourhoods with higher density centres surrounded by lower density residential areas. The intention is to accommodate future growth of the commercial and retail sectors in balance with the continued economic role of Katherine Terrace and the central business area.</p> <p>The Plan’s overarching purpose is to facilitate the continued development of Katherine East by providing guidance for decision making on future changes in land use and development outcomes. Following is the vision statement for Katherine East.</p>
Vision	<p>A community that is socially integrated, respectful of cultural differences, economically viable and environmentally sustainable. A diversity of lot size and housing product will be delivered in a manner to create walkable neighbourhoods that respond to the landscape setting.</p>
Plan Structure	<p>The following two parts of this Area Plan include maps and concept plans supported by planning principles relevant to Katherine East.</p> <p>Part Two – Land Capability and Constraints Management maps the natural features, stormwater drainage and infrastructure that limit land available for suburban development. Planning principles 1 and 2 provide objectives and responses to the landscape and associated constraints.</p> <p>Part Three – A Plan for Land Use shows the arrangement of future land use to meet community and government aspirations for Katherine East. Planning principles 3 to 6 support this plan and apply to Katherine East generally.</p> <p>This Area Plan also includes three focus areas. Focus Areas A and B provide a more detailed planning framework for the first neighbourhood, supported by Planning Principle 7, and opportunities in the existing area, supported by Planning Principle 8. Focus Area C is the future second neighbourhood centre supported by Planning Policy 9 which provides a policy framework for more detailed planning and the provision of infrastructure that must occur before any changes in land use can be considered.</p>

PART TWO

PLAN 2 - LANDSCAPE AND CAPABLE LAND



PLANNING PRINCIPLES

Land Capability

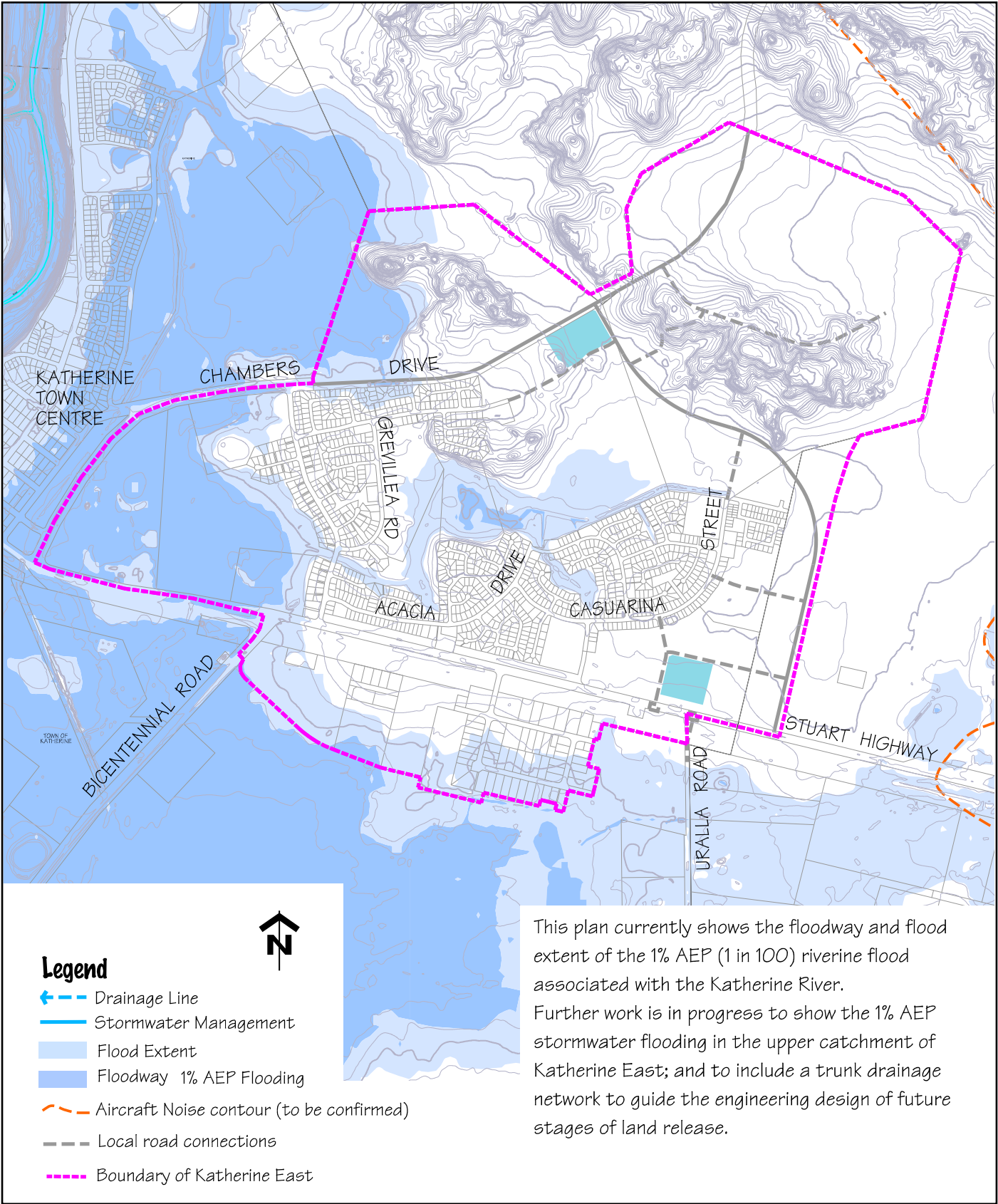
1. Land use and development will respond to the natural constraints and features of the Karst limestone landscape of Katherine East.

The areas of karst limestone and associated native vegetation provide a key contribution to the natural character of the area. Development should respond to the environmental and aesthetic values of these areas.

Sloping land is associated with the areas of limestone outcropping which may be too steep to develop and manage gravity systems such as stormwater drainage and reticulated sewerage.

Objectives	Acceptable Responses
1.1 Retain the cultural and landscape value of natural features and significant native vegetation.	<ul style="list-style-type: none"> i. Natural features and vegetation valued for their cultural, species, habitat, stature or natural amenity are identified and retained. ii. Natural features and vegetation are integrated into open space, widened road reserves and drainage corridors wherever possible. iii. Identified natural features are protected during construction. iv. Native vegetation is only cleared concurrent with development need. v. Development is designed to limit clearing of native vegetation within road reserves and enable retention of native vegetation within open space and proposed lots where possible.
1.2 Minimise the impact of development on the limestone karst outcropping.	<ul style="list-style-type: none"> i. Areas of limestone rock outcropping are integrated within a 'backbone' of connected parks that exemplify the landscape system and provide for active and passive recreation. ii. Subdivision design integrates residential lots within the edges of limestone outcropping, providing the opportunity for dwellings to establish an 'intimate' relationship with the landscape.

PLAN 3 - STORMWATER MANAGEMENT STRATEGY



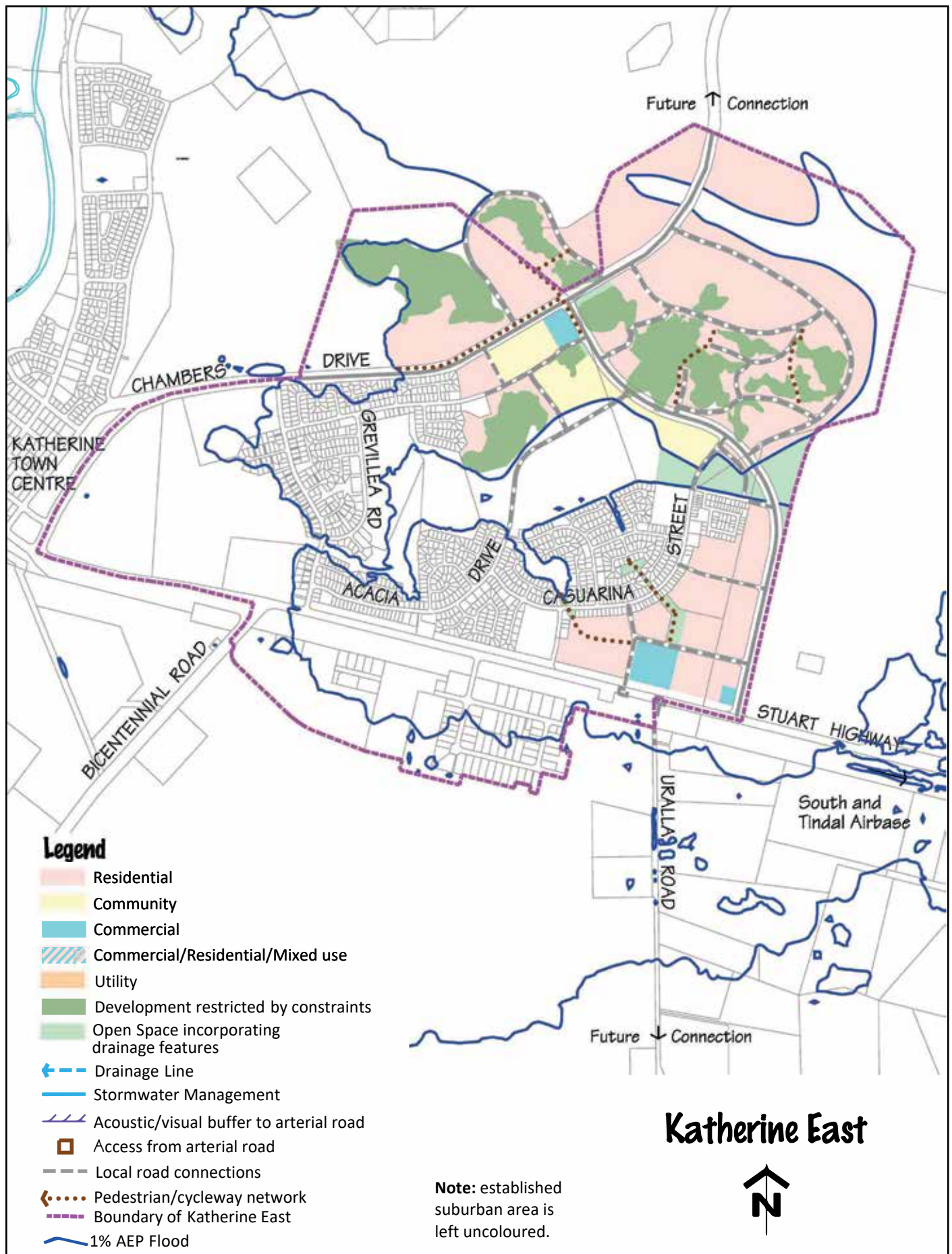
Stormwater Management

2. Land use and development will be consistent with the flood management strategy included in this Area Plan to manage stormwater runoff and to mitigate the impacts of a 1% AEP flood event on otherwise unconstrained land.

A fundamental premise of Katherine East is to accommodate suburban growth on land that is not flood affected or otherwise constrained. As well as riverine flooding, local stormwater flooding in the upper catchments of Katherine East is a potential constraint to development.

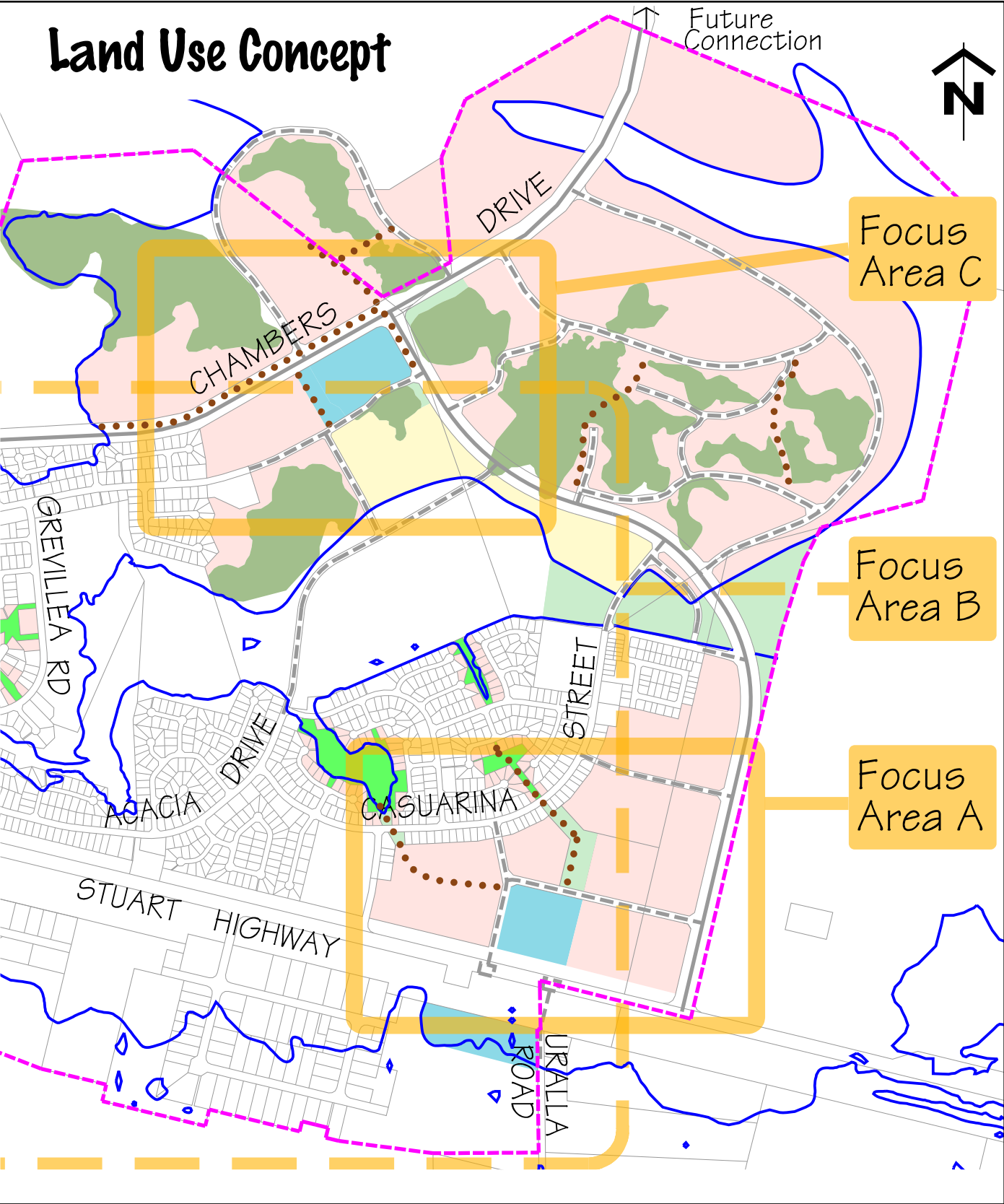
Objectives	Acceptable Responses
2.1 Develop new suburban areas in accordance with the trunk drainage strategy that forms part of this Area Plan.	<ul style="list-style-type: none"> i. The stormwater drainage design of any proposed new areas of development is consistent with the trunk drainage strategy of this Area Plan. ii. Land use and drainage are integrated and consistent with the trunk drainage strategy such that no new areas of developable land will be within the floodline of the 1% AEP flood event. iii. New areas of development provide land for and include the construction of drainage structures identified or necessary for the purposes of the trunk drainage strategy. iv. A network of roads, urban drainage and open space responds to landform, soil capability and the natural drainage system. v. Land use and drainage are integrated. Open space and drainage reserves are utilised to maintain pre-development flows to the receiving environment. vi. A framework of surface drainage is provided that uses linear open space as drainage paths and avoids modification of the receiving environment. vii. Sediment movement and erosion during earthworks and construction is managed.
2.2 Minimise adverse impacts on natural stormwater drainage flows and water quality.	<ul style="list-style-type: none"> i. The pre-development hydrological regime is maintained, including the provision of locally suitable detention measures. ii. Adequate private open space is provided for stormwater infiltration. iii. Northern Territory best practice standards are applied to water quality modelling of stormwater run-off into the natural drainage system.
2.3 All stages of development will be consistent with the stormwater strategy.	<ul style="list-style-type: none"> i. All stages and elements of the proposed stormwater drainage system, including detention systems, surface drainage, open drains and culverts etc, is consistent with the stormwater drainage strategy of this Area Plan.

PLAN 4 - LAND USE STRUCTURE OF THE KATHERINE EAST SUBURB



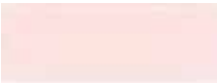
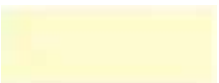








PART THREE - A Plan for Land Use

PLAN 5 - CONCEPT PLAN FOR PROPOSED AND FUTURE DEVELOPMENT AREAS



Description on Land Uses and Planning Purpose

Legend	Description	Land Use Purpose
	Boundary of Katherine East	The Area Plan shows the current boundary of Katherine East, but also suggests some areas outside the boundary that could be considered as forming part of the future suburb.
	Mixed Use Commercial	The diversity of commercial land uses in two neighbourhood centres will be a significant resource for the community.
	Residential	These areas provide housing choice across Katherine East. The residential density will range from 14 dwellings / ha, typically with terraces, town houses and single dwellings on small lots close to local shops and community spaces, to 10 dwellings / ha in the outer suburban areas. This allows for a mix of typically 800 m ² lots in Zone SD (Single Dwelling) to smaller lots in Zone MD (multiple dwellings) closer to the commercial centre.
	Community	With its schools and other community facilities, Katherine East caters for many needs of today's residents. The draft Area Plan shows additional 'community' land to allow for new schools and the provision of a wider range of community services. In the longer term, a new hospital site is planned near the second neighbourhood centre on Chambers Drive.
	Industry	The industrial land south of the Stuart Highway provides both a service and an employment opportunity for the community. The availability of further land for industrial or highway commercial development will be enabled by extending serviced land along Chardon Street to connect with Uralla Road.
	Public Open Space	The Area Plan anticipates that areas of public open space will be developed within Katherine East. As well as urban parks within residential development, there is the future opportunity for broader areas for sport and recreation.
	Extent of stormwater flooding	This shows the extent of a 1% AEP (annual exceedance probability) or 1 in 100 flood event caused by riverine flooding of the Katherine River and local stormwater flooding. In any year there is a 1% chance that a flood of this magnitude will occur.
	Constrained Open Space	The Area Plan identifies areas where development is restricted by constraints such as flooding and limestone outcropping. The latter landscape features give a sense of place to the suburb and also provide opportunities for active and passive recreation.
	Required local road or Proposed local road	The Area Plan identifies local roads that will be needed in the future to support an interconnected network of local roads; and The Area Plan proposes local road connections that are needed for access, but not needed on a specific alignment.
	Areas of change	Future residential redevelopment adjacent to existing parks could improve safety and amenity of the pedestrian linkages. The Grevillea Road shops may also have future opportunities.

PLANNING PRINCIPLES - continued

Residential Development

3. Create an active and connected residential environment.

Katherine East will be structured around two neighbourhood centres that are safe, efficient and connected. Housing choice will cater for the different needs of the community.

Compact and walkable neighbourhoods locate higher residential densities in areas of higher amenity close to the neighbourhood centres and future public transport.

Objectives	Acceptable Responses
3.1 Promote neighbourhoods that are compact, safe and walkable.	<ul style="list-style-type: none"> i. The pedestrian network provides direct access to public open space. ii. Open space and drainage networks are developed with pathways that interconnect with the overall pedestrian network. iii. Dwellings adjacent to recreation areas and main thoroughfares comply with Community Safety Design Guidelines to support passive surveillance. iv. Development density is consistent with targets shown on concept plans so as to achieve compact walkable neighbourhoods.
3.2 Enable a variety of housing and lot sizes to meet community needs.	<ul style="list-style-type: none"> i. A mix of lot sizes to support a range of dwellings types is provided. ii. Medium density housing is located close to neighbourhood centres, public transport, open space and other areas of high amenity. Medium density housing includes, but is not limited to, lifestyle accommodation for seniors and defence housing.

Social Infrastructure

4. Build a Resilient and Cohesive Community

Development in Katherine East will respond to the social needs of the community, including the timely and coordinated delivery of human services and community facilities. Planning and development will identify and provide opportunities to tell the natural and cultural stories of Katherine East to establish a sense of place and assist in building a cohesive community.

Objectives	Acceptable Responses
4.1 Support community development with community purpose land in suitable locations.	<ul style="list-style-type: none">i. Community purpose land is provided of a size and location to enable co-location of community and local recreation areas.ii. Community purpose land is used for the provision of education facilities.iii. Community purpose land is used for the provision of multipurpose community facilities which cater for a variety of user groups.iv. Community purpose land is used for social support services, residential senior's accommodation, and similar community purpose uses to meet the needs of the community.
4.2 Provide community facilities to meet the needs of the community.	<ul style="list-style-type: none">i. Recreational facilities are developed in open space areas.ii. Neighbourhood centre development is to incorporate child care facilities.iii. Community facilities are designed to cater for a variety of uses and to be adaptable to changing community needs over time.
4.3 Retain, maintain, enhance and provide a network of public open spaces.	<ul style="list-style-type: none">i. Natural areas are retained as passive open space; accessible to residents and are managed to promote community use and to support the sense of place of Katherine East.ii. The character of the local landscape is integrated into developed areas through species selection and retention of limestone features where possible.iii. Active public space is provided that assists social inclusion and allows for local commercial endeavours.iv. Public art is provided in public open spaces.

Movement and Transport

5. Provide an interconnected movement and transport network that is safe and efficient for all users and balances the needs for vehicles with the needs of active transport.

The identified required roads will support public and active transport, and the local road network will be interconnected, rather than hierarchical, to distribute traffic through the suburb. The road network will support pedestrians, cyclists and those dependent on public transport.

Objectives	Acceptable Responses
5.1 Protect the function of Stuart Highway as a National Highway.	<ul style="list-style-type: none"> i. Intersections with the Stuart Highway are in locations identified by this Area Plan; and designed and constructed to the requirements of the Northern Territory Government agency responsible for administering arterial roads. ii. Subdivision design provides interconnected local roads that will minimise use of the Stuart Highway for local traffic movements.
5.2 The local road network facilitates movement to the Neighbourhood centres and to major roads.	<ul style="list-style-type: none"> i. Subdivision provides for an interconnected and hierarchical road network that provides multiple route choices. ii. Subdivision design does not compromise the continued development of an interconnected local road network. iii. The local road network provides for future public transport routes that will connect the suburb to Katherine town centre and other community destinations.
5.3 Provide a safe and direct local bicycle and pedestrian network.	<ul style="list-style-type: none"> i. Direct pedestrian and cycleway connections are provided between destinations such as schools, open spaces and local retail areas. ii. Subdivision provides pedestrian and cyclist links which have clear sight lines, are well lit, and benefit from passive surveillance. iii. Subdivision design provides a low speed traffic environment in local streets by, for example, limiting lengths of straight road to no more than 300m without controlled intersections, turns or traffic calming treatments. iv. Subdivision design provides for signalised intersections within the local road network in preference to roundabouts in close proximity to schools and neighbourhood centres. v. Subdivision provides traffic calming treatments at crossing points adjacent to or in close proximity to schools and neighbourhood centres.
5.4 Enhance pedestrian and cyclist amenity.	<ul style="list-style-type: none"> i. Areas of limestone rock outcropping are integrated within a 'backbone' of connected parks that exemplify the landscape system and provide for active and passive recreation; ii. Landscaped street verges and public spaces provide shading for pedestrian and cyclist networks.

Essential Infrastructure

6. Provide essential infrastructure to ensure that Katherine East has adequate power, water, sewerage, digital, and telecommunications infrastructure.

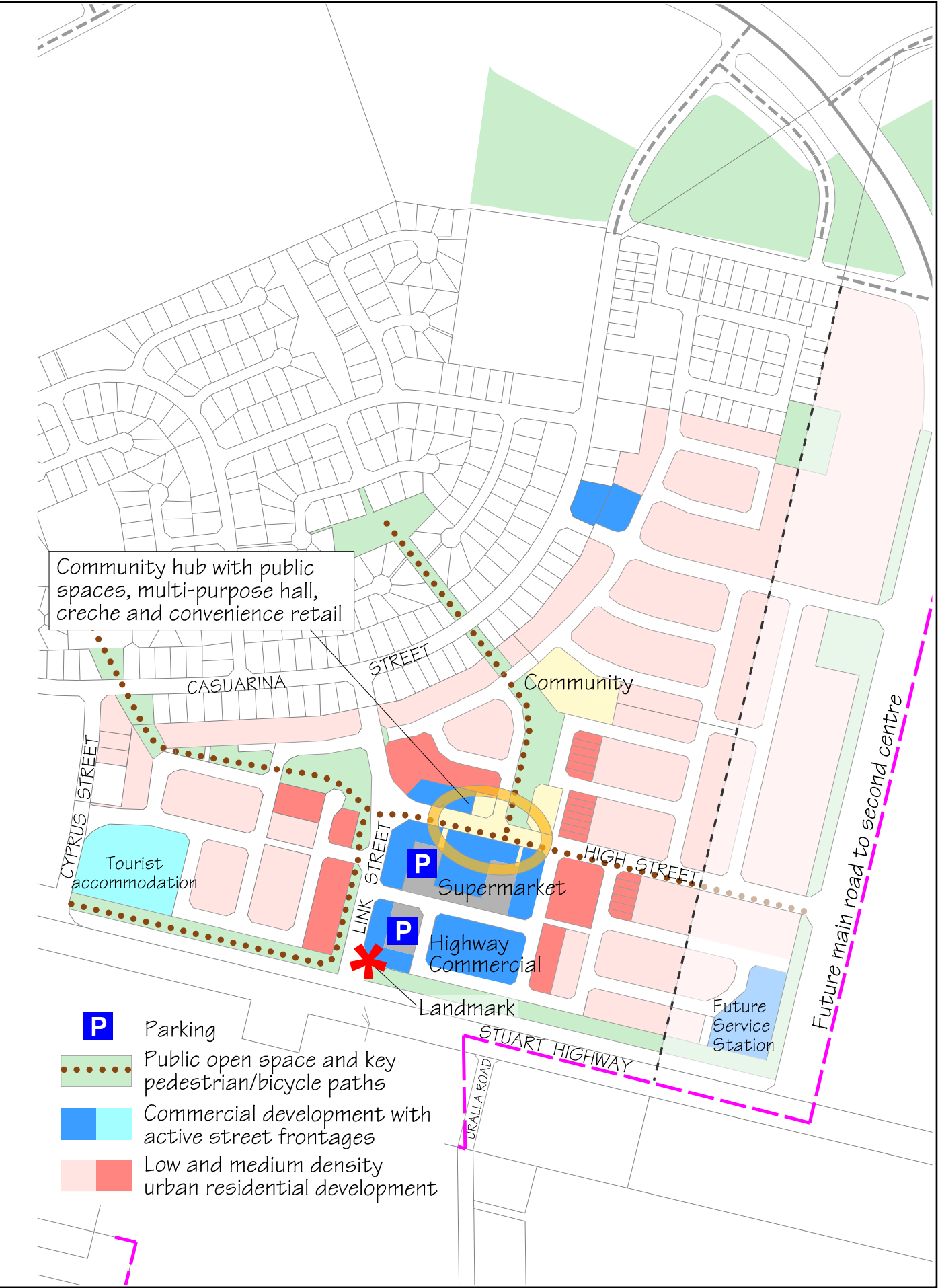
Katherine East is serviced by reticulated water, sewerage and electricity. The upgrading and expansion of these urban utilities is essential for the growth of Katherine East. In particular, upgrades to reticulated sewer and water will be required.

This Area Plan promotes the design and development of trunk infrastructure to ensure its sequential and cost-effective provision; and funding contribution for the provision of infrastructure.

Objectives	Acceptable Responses
6.1 Provide utilities and trunk services sequentially and cost effectively.	<ul style="list-style-type: none">i. Trunk infrastructure for reticulated services is incorporated into engineering design for development.ii. Infrastructure is provided and funded in accordance with an approved infrastructure plan; OR The proponent accepts the requirement for either a monetary contribution or requirement to enter into an agreement with the relevant authority for the provision of infrastructure to the requirements of that authority.iii. An internal drainage plan is provided that is consistent with the Katherine East Stormwater Drainage Plan.iv. A framework of surface drainage is provided that uses linear open space as drainage paths and avoids modifications of the receiving environment.
6.2 Provide for the planting of street trees in coordination with reticulated services.	<ul style="list-style-type: none">i. Subdivision retains native trees within the road reserve through site responsive design and appropriate siting of reticulated services.

FOCUS AREAS

FOCUS AREA A - Katherine East Neighbourhood Centre



Focus Area A: Katherine East Neighbourhood Centre

7. Establish a viable and diverse neighbourhood centre that meets the needs and aspirations of the growing community.

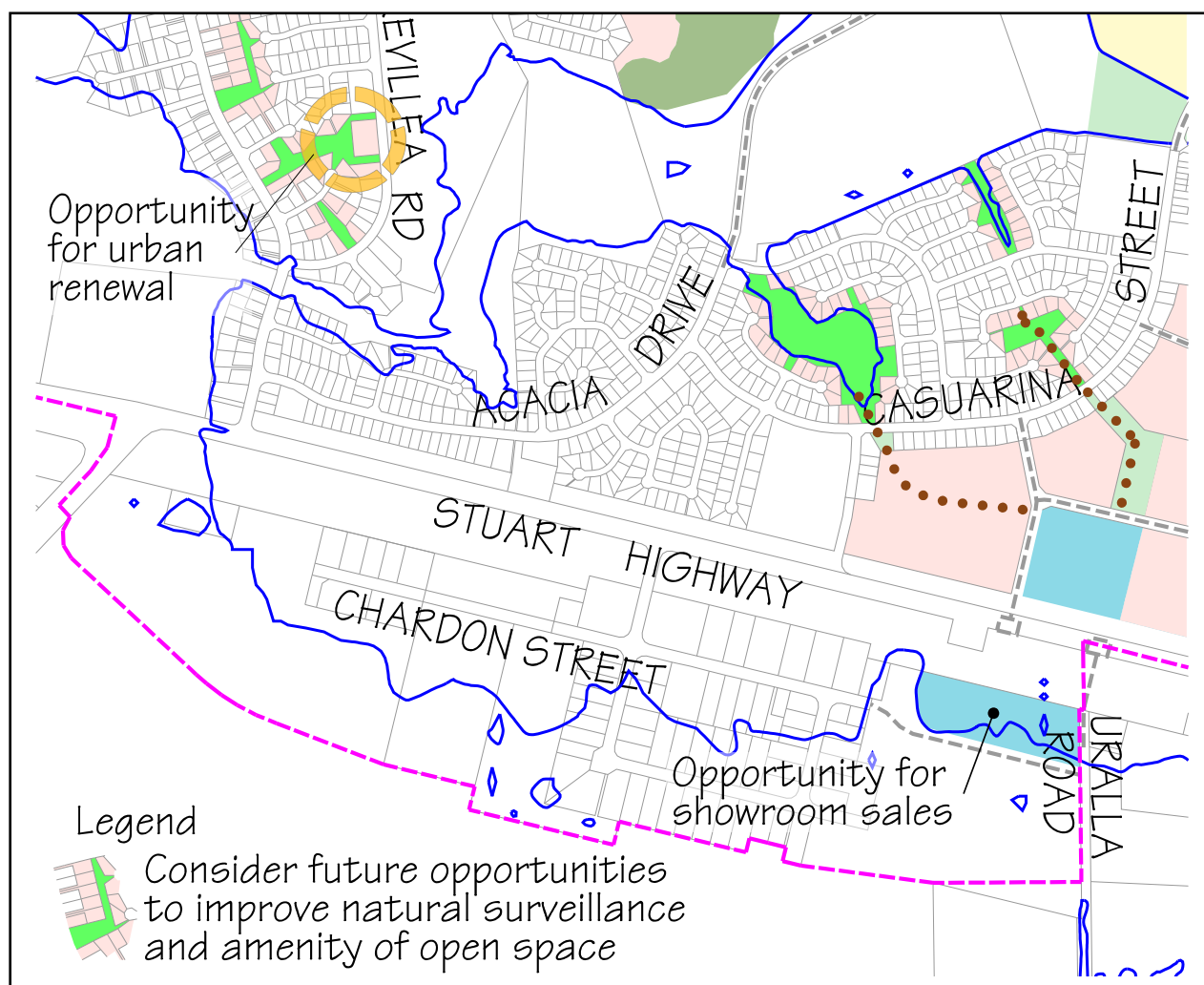
The first neighbourhood centre will support commercial development that caters for the local residential catchment and passing trade. The intent of this Focus Area is to support development of a centre that includes a diverse mix of medium density housing with commercial, retail and public open space that supports economic and social activity.

The first neighbourhood centre will demonstrate a relationship with the Stuart Highway, such that retail development benefits from highway exposure without compromising traffic safety especially with respect to ingress, egress and signage. The aesthetic experience of the Highway should be complemented by appropriate landscaping and building design.

Objectives	Acceptable Responses
7.1 The commercial centre will complement existing retail areas.	i. A neighbourhood centre with no more than 8000 m ² commercial floorspace is proposed to meet current market demand for retail and office space without detracting from the existing town centre or the proposed Katherine East second neighbourhood centre.
7.2 Provide housing choice to meet current and future demand.	i. Lot sizes and target zones are structured to encourage a full range of dwelling types in a wide extent of residential density. ii. Residential density is consistent with targets shown on the Focus Area plan to achieve a compact walkable neighbourhood.
7.3 Encourage development that provides for a mix of uses.	i. Commercial areas incorporate a mix of land uses as well as commercial and retail; such as medium density residential, leisure and recreation, community facilities, and community spaces.
7.4 Provide shade for the amenity of public spaces.	i. Shade trees are planted in public spaces and on private and public land. ii. Trees are planted within car parks associated with non-residential uses to provide shade and to mitigate against heat.
7.5 Develop buildings with activated frontages that contribute to the amenity of the commercial streets.	i. Ground floor commercial and retail activation is provided within the 'activated frontage' areas on the Focus Area plan. Activation is provided through large areas of transparent ground floor facade, articulated ground floor building frontages, and clearly defined street front entries. ii. Shopping centres, large format retail, and car parks within the Focus Area plan have street front access and are 'sleeved' with street front uses that enhance the pedestrian environment i.e. small scale retail. iii. Communal spaces and facilities near the building entry, such as bicycle parking and seating, are integrated into building design. iv. Alfresco dining is encouraged along active frontages.

Objectives	Acceptable Responses
7.6 Develop a neighbourhood centre that is compact, walkable and safe.	<ul style="list-style-type: none"> i. Urban design responds to the Community Safety Design Guideline where relevant to support passive surveillance. ii. Anchor tenancies are located to encourage pedestrian movement along active frontages and past specialty shops. iii. Sheltered pedestrian thoroughfares are integrated into the design of buildings and open spaces. This includes, but is not limited to, awnings, covered walkways, colonnades or similar.
7.7 Public open space is integrated into the neighbourhood centre.	<ul style="list-style-type: none"> i. The location of public open space is consistent with the Focus Area Plan. ii. Public spaces are designed for community safety through the provision of lighting, passive surveillance and other crime prevention through environmental design considerations. iii. A variety of age-appropriate playgrounds and recreation spaces are provided within open spaces.
7.8 Providing for landscaping that contributes to the quality and amenity of public spaces.	<ul style="list-style-type: none"> i. The design of buildings next to public open space include opportunities for planting such as; green walls or vertical gardens; landscaped podiums; planter boxes; or similar landscaping.
7.9 Design vehicle access points to minimise streetscape impacts and avoid conflicts between pedestrians and vehicles.	<ul style="list-style-type: none"> i. Crossover numbers and widths are minimised to limit vehicular/pedestrian conflict points and support contiguous building frontages. ii. Vehicle access, parking and loading areas are located away from street frontages. iii. Car park entry and access is from the lowest order road (in order of priority, access is from laneway, a secondary street, or a primary street if no other access is possible).
7.10 Maintain a highly permeable street network within the commercial centre.	<ul style="list-style-type: none"> i. Subdivision design provides a fine-grained network of streets that creates a highly permeable, pedestrian and cycle friendly neighbourhood centre.

FOCUS AREA B - AREAS OF POTENTIAL TO ESTABLISHED AREAS



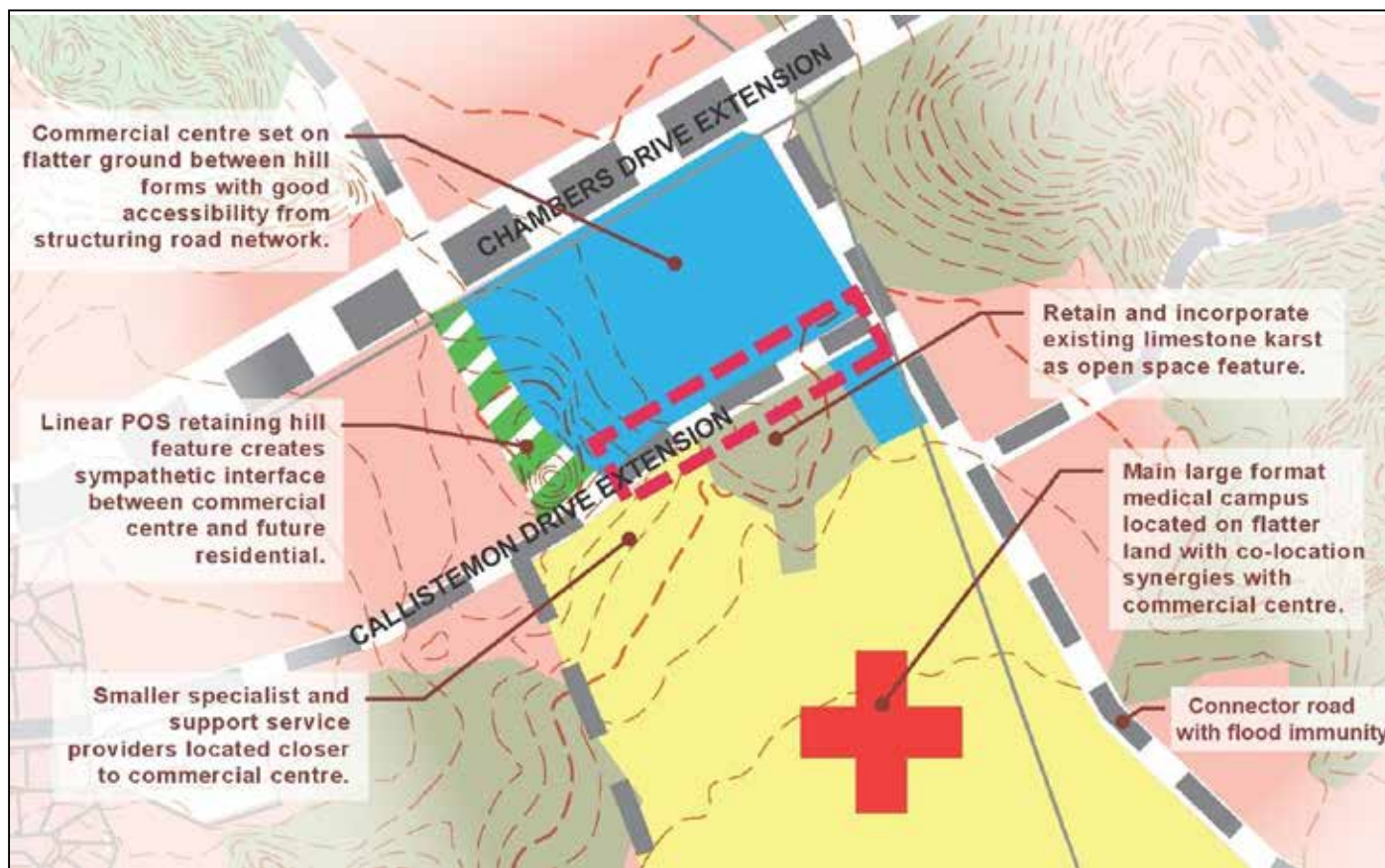
Focus Area B: Opportunities For Change To Established Areas

8. Provide for change over time to support urban renewal in specific areas of the existing suburb, greater housing choice and opportunities for new commercial premises.

The shorter term outcomes of this Area Plan will benefit the Acacia Drive and Casuarina Street area, but less so the Grevillea Road and Callistemon Drive area. This principle seeks to enable better facilities supported by new dwelling opportunities; facilitate strategies that will improve the amenity of existing suburban parks; and promotes commercial uses in the Chardon Street area.

Objectives	Acceptable Responses
8.1 Support the mixed use development of Lot 2168 Town of Katherine.	<ul style="list-style-type: none"> i. Redevelopment to a height of no more than four stories that includes dwelling and new commercial or community premises. ii. Redevelopment demonstrates a relationship with public open space and supports passive surveillance.
8.2 Support development that improves the amenity of public open space.	<ul style="list-style-type: none"> i. New dwellings and independent dwellings on land next to public open space provide passive surveillance of the open space. ii. Private open space such as outdoor entertainment areas next to public open space, overlook the public open space.
8.3 Support commercial uses in the Chardon Street area.	<ul style="list-style-type: none"> i. Retail development for bulky goods and homeware is in a location that is convenient to Katherine East and not affected by the 1% AEP flood event.

FOCUS AREA C - SECOND NEIGHBOURHOOD CENTRE



Focus Area C: The Future Second Neighbourhood Centre

9. Provide for the orderly future development of a second neighbourhood centre.

The configuration and function of the second neighbourhood centre is contingent on three key initiatives: development of a new hospital site on Chambers Drive; construction of a 'flood immune' main road from the Stuart Highway; and connection of Chambers Drive to Gorge Road. The second neighbourhood centre and the northern area of Katherine East cannot be objectively planned until there is certainty on these initiatives. Hence this principle provides for detailed concept plans and planning principles to be included into this Area Plan at a future time.

Objectives	Acceptable Responses
9.1 Timely preparation of planning concepts and principles for the future development of a second neighbourhood centre.	<ul style="list-style-type: none"> i. A detailed land use concept with associated planning principles is amended into this Area Plan before any development of the northern area of Katherine East proceeds. ii. The land use concept and planning principles respond to: <ul style="list-style-type: none"> (a) the context, purpose and vision of this Area Plan, and are consistent with the Katherine Land Use Plan, and (b) the location and functions of the future hospital and the main road framework.

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